



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Minutes - Draft

City Council

Monday, October 20, 2025

6:00 PM Council Chambers, 7887 E 60th Ave, Commerce City, CO 80022. The meeting will also be conducted in a hybrid format via Zoom. Registration link: https://c3gov.zoom.us/webinar/register/WN_kewqZRMXTdKxs9FIj0829w

Regular Meeting. Revised 10/17/2025 at 6:15 PM.
Times given are estimates only

1. Call to Order/Roll Call

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Douglas on October 20, 2025, at 6:00 PM.

Present: 9 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Renee Chacon, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Kim, seconded by Council Member Ford, to approve the agenda as presented. VOTE: 9 - Aye

4. Public Comment

[25-067](#)

Public Comment - City Council will conduct this meeting in person at the Commerce City Civic Center, 7887 E 60th Ave, Commerce City, CO 80022. There will be the opportunity for public comment at the meeting during public comment and/or for each agenda item. Comments may be consolidated under the Public Comment part of the meeting. The public can submit their comments live during the meeting in person, via Zoom, or in advance through mail or email. Visit c3gov.com/council and click on "Meeting agendas" for the full meeting agenda and "Virtual Meeting and Public Comment Instructions" for instructions on how to submit live verbal and written comments. The deadline to register via Zoom or submit written comments is noon on Monday, October 20, 2025.

The following residents spoke in support of Ordinance 2732:

Bryan Reid
Jim Erwin-Svoboda
Amy Cesario
Mark Armstrong
Mike Bruce
Priya Mahesh
Randi Bauer
Dan Galasso

The following residents spoke in opposition to Ordinance 2732:

Jaeger Luke
Augdon Greening
Jay Willmott
Ryan Doherty
Preston Bentley
Patrick Haney
Mike Eggleston
Tim Trostel

Lori Young requested Council consider a \$1,000 sponsorship for Adams14 Scholarships.

Keith Rogers spoke on neighborhood issues and flooding on Colorado Blvd.

Jackie Valdez spoke on traffic issues on Brighton Blvd. and Ordinance 2732.

Lauren Simpson spoke on Feline Fix mission, Council consideration of a sponsorship to Feline Fix, and a Dec. 2nd Holiday of Sinatra Event.

5. Noticed Council Business

[25-257](#)

Recreational vehicles and abandoned vehicle enforcement

A motion was made by Council Member Dukes, seconded by Council Member Ford, to direct the City Manager and staff to look into how neighboring jurisdictions regulate the parking of recreational vehicles and to identify potential revisions to the City's municipal code. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

6. Consent Agenda

Council Member Chacon requested to remove Proc 25-036 and Proc 25-037 from the Consent Agenda.

A motion was made by Council Member Kim, seconded by Council Member Chacon, that the Consent Agenda be approved, as amended. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Min 25-222](#)

Minutes of the October 6, 2025 Regular Meeting

[25-258](#)

Sponsorship for Adams 14 Foundation Fundraiser

[25-259](#)

Sponsorship for The Feline Fix Fundraiser

[Proc 25-031](#)

Proclamation Declaring November 1, 2025 as Extra Mile Day in Commerce City, Colorado

[Proc 25-036](#)

Proclamation Declaring November 2025 as Native American Heritage Month in Commerce City, Colorado

Iona LongSoldier, DEI Commission Chair, read the proclamation for the record.

A motion was made by Council Member Chacon, seconded by Council Member Ford, that this Proclamation be approved. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Proc 25-037](#)

Proclamation Recognizing Cultural Council for Music in the Park 2025 Season

Council Member Chacon and Council Member Douglas read the proclamation for the record.

A motion was made by Council Member Douglas, seconded by Council Member Kim, that this Proclamation be approved. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2733](#)

AN ORDINANCE AMENDING SECTION 21-9230 OF THE LAND DEVELOPMENT CODE TO REPEAL THE WATER ACQUISITION FEE

[Res 2025-099](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR HIGHWAY 2 MEDIAN IMPROVEMENTS FROM EAST 96TH AVENUE TO EAST 104TH AVENUE PROJECT TO CONCRETE EXPRESS, INC. D/B/A CEI OR CEI CONSTRUCTORS

[Res 2025-156](#) A RESOLUTION APPROVING A FIRST AMENDMENT TO AGREEMENT REGARDING FINAL DESIGN, RIGHT-OF-WAY ACQUISITION, AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR FAIRFAX PARK DETENTION AND OUTFALL WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

7. Public Hearings

[Res 2025-053](#) A RESOLUTION ADOPTING THE BUDGET FOR THE CITY OF COMMERCE CITY, COLORADO FOR THE YEAR 2026 AND PROVIDING FOR 2025 COMMERCE CITY TAX LEVY

Mayor Douglas opened the public hearing.

Christopher Johnson, Budget Manager, provided the staff presentation to Council.

There was no public testimony on the matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Teter, to continue the hearing for Resolution 2025-053 to November 3, 2025.

Vote:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

8. Recess to Urban Renewal Authority and General Improvement District Meetings - 7:20 PM

The meeting adjourned to the Urban Renewal Authority and General Improvement District meetings at 8:00 p.m.

9. Reconvene City Council Regular Meeting

The City Council Meeting reconvened at 9:09 p.m.

10. Public Hearings

[Z25-0002](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 10225 CHAMBERS ROAD FROM AGRICULTURAL DISTRICT (AG) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

Mayor Douglas opened the public hearing.

Marcus Hawkner, representing the applicant, provided the applicant presentation and was present to take questions from Council.

Nathan Chaves, City Planner, provided the staff presentation to Council.

Cynthia Wood spoke in support of Ordinance Z25-0002

Tom Kaufman spoke in support of Ordinance Z25-0002

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Dukes, to extend the automatic time of adjournment to midnight. VOTE: 9- Aye

Greg Thompson spoke on the capacity of 27J School District to accommodate additional housing

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Ford, that Zoning Ordinance Z25-0002 be introduced by Council as seated and approved on first reading. VOTE:

Aye: 6 - Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Nay: 3 - Mayor Douglas, Council Member Chacon and Council Member Douglas

The public hearings will be conducted in a hybrid format in person and via Zoom. There will be an opportunity to testify live during the meeting or in advance via email or regular mail. Visit c3gov.com/council and click on “Virtual Meeting and Public Comment Instructions” for instructions on how to register or submit comments. The deadline to register to comment and to submit written comments is noon on Monday, October 20. Please contact the City Clerk to request paper copies of materials.

11. Resolutions

[Res 2025-158](#)**A RESOLUTION APPROVING A REVISED COMMERCE CITY ECONOMIC DEVELOPMENT INCENTIVE PROGRAM POLICY**

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Dukes, to amend the Economic Development Incentive Policy Section 1: Priority Investments to read "[g]row the City's target manufacturing clusters, including renewable and clean energy, broadband and digital communication, healthcare and wellness, financial services, IT & software, food & beverage, and education. VOTE: 9 - Aye

A motion was made by Council Member Dukes, seconded by Council Member Teter, that Resolution 2025-158 be adopted, as amended. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Res 2025-148](#)**A RESOLUTION AUTHORIZING NEGOTIATIONS, PURCHASE, AND THE EXERCISE OF THE CITY'S POWERS OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR THE EAST 56TH AVE. RECONSTRUCTION, BRIGHTON BLVD. TO VASQUEZ BLVD. PROJECT**

A motion was made by Council Member Dukes, seconded by Council Member Ford, that Resolution 2025-148 be adopted. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

12. Ordinances on 1st Reading[Ord 2732](#)**AN ORDINANCE AMENDING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO AMEND THE FIRE SPRINKLER SYSTEM REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)**

A motion was made by Council Member Kim, seconded by Council Member Chacon, to extend the meeting by 15 minutes. VOTE: 8- Aye, 1- Nay (Ford)

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to reconsider the vote on Ordinance 2732. VOTE: 4- Aye, 5- Nay (Dukes, Kim, Madera, Teter, Ford)

A motion was made by Council Member Dukes, seconded by Council Member Teter, that Ordinance 2732 be introduced by Council as seated and approved on first reading. VOTE:

Aye: 5 - Mayor Douglas, Council Member Madera, Council Member Teter, Council Member Dukes and Council Member Ford

Nay: 4 - Mayor Pro Tem Noble, Council Member Chacon, Council Member Kim and Council Member Douglas

13. Ordinances on 2nd Reading

[PUDA25-0002](#)

AN ORDINANCE APPROVING THE NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3 TO ALLOW WAREHOUSE AND DISTRIBUTION LAND USES AND REDUCE THE MAXIMUM FRONT YARD SETBACK FOR PLANNING AREA 3 CONSISTING OF 21.5 ACRES LOCATED AT 17010 EAST 88TH AVENUE

A motion was made by Council Member Dukes, seconded by Council Member Teter, that this Zoning Ordinances be approved on second & final reading.

VOTE:

Aye: 6 - Mayor Douglas, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Nay: 3 - Mayor Pro Tem Noble, Council Member Chacon and Council Member Douglas

14. Administrative Council Business

A motion was made by Council Member Kim, seconded by Council Member Madera, that the City Attorney's office be instructed to obtain a third-party investigator to (a) investigate the allegations of a complaint involving a Council Member and (b) provide Council a report and summary as set forth in CP-25, for Council's further consideration.

VOTE: 9- Aye

15. Council Reports

City Manager Rogers highlighted items presented in their weekly report provided to council earlier. The mayor and council reported on their attendance at various meetings and events.

[25-068](#)

Review of Work Schedule

16. Adjourn

The meeting adjourned at 12:11 AM.

In accord with the city charter, the City Clerk read the title to all ordinances and resolutions adopted by Council at this meeting.

Kim Garland, Acting City Clerk

[25-069](#)

City Council Policies

[25-070](#)

City Manager Week in Review Report

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact the City Clerk at 303-227-8791 at least 48 hours before the meeting.